

Planning Board Meeting Minutes  
February 19, 2015

**Attendance:** Chairman Jeff Feenstra, Bill Meserve, Dave Edgerly, Town Planner Clay Mitchell, Mike Price, Absent from the meeting was Mike Todd, John Hayden and Jamie Thompson.

The Chairman called the meeting to order at 7:04pm.

**2-lot Subdivision Application-Beals Associates-Map 205 Lot 1-One Home Builders (formerly Evans)**

The applicant requested a continuance. A motion was made by Jeff and seconded by Mike Price to continue the hearing until March 19, 2015. All were in favor and the motion carried.

**Lot Line Adjustment & Consolidation-Alex Ross Engineering-Map 104 Lots 1.11, 1.12 and 51**

Alex Ross presented the plan to consolidate three lots. He mentioned that he was before the Board in March 2014 with the same plan but at that time there were issues with the title to Richard Walton's (aka Phinney) parcel. The title issues have been resolved.

The existing 3-lot layout will become two lots. Map 104 Lots 1.11 and 1.12, which front on Heath Drive, will be extended to Old Lee Rd and Map 104 Lot 51, the Richard Walton lot, will be eliminated. The acreage for Map 104 Lot 1.11 (Caggiano's lot) will expand from 2.12 to 3.31 and Map 104 Lot 1.12 (Smith's lot) will expand from 2.09 to 2.69 acres.

Alex presented waivers for relief from the following application requirements:

- Edge of wetlands and brooks
- Topographical map (2ft. intervals) existing & proposed
- Location of existing sewer pipes, water lines, and utilities.

A motion was made by Jeff and seconded by Bill to accept jurisdiction of the plan. All were in favor and the motion carried.

A motion was made by Bill and seconded by Jeff to grant the waivers for the three items listed above. All were in favor and the motion carried.

Clay raised concern with drive access from Old Lee Road.

Mike Price asked if the land could be subdivided and developed in the future. Alex stated the current landowners do not intend to develop the property. Any change would need to come before the planning board.

There was no public comment.

A motion was made by Bill and seconded by Mike Price to approve the plan. All were in favor and the motion carried.

A motion was made by Mike Price and seconded by Jeff to allow the Chairman to sign the mylar outside of a regularly scheduled meeting. All were in favor and the motion carried.

Alex said a note will be added to the plan regarding the driveways on Old Lee Rd.

The Board reviewed the January minutes. Bill Meserve's name was added as a member in attendance. A motion was made by Mike Price and seconded by Dave to accept the minutes as amended.

A motion was made and seconded to adjourn at 7:25pm.